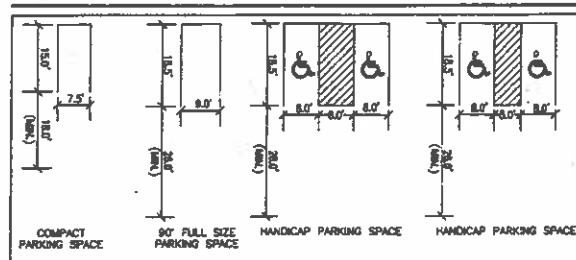


# PARKING SPACE DIMENSION TABLE

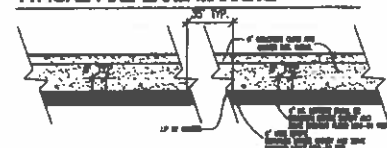


## CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	11459.18'	455.19'	227.84'	S 52°08'26" E	2°18'34"
2	11459.18'	12.58'	6.29'	S 50°59'11" E	0°03'46"
3	11459.18'	227.88'	113.94'	S 50°22'13" E	1°06'24"
4	11459.18'	5.29'	2.65'	S 49°47'13" E	0°01'35"
5	2158.40'	34.60'	17.30'	S 48°16'32" E	0°55'07"
6	2158.40'	305.45'	152.98'	S 44°58'04" E	6°08'30"
7	2158.40'	151.32'	75.66'	S 38°42'19" E	4°01'01"
8	2158.40'	151.32'	75.66'	N 36°29'52" E	0°23'54"
9	345.00'	106.78'	53.82'	N 82°57'59" E	17°44'03"
10	330.00'	102.14'	51.48'	S 82°58'00" E	17°44'00"
11	24.50'	17.44'	9.12'	S 68°11'29" E	40°48'49"
12	45.75'	42.08'	22.98'	N 68°43'01" E	32°41'45"
13	50.50'	46.74'	24.37'	N 18°40'38" E	51°53'30"

## PARKING

## TYPICAL FIRE LANE MARKING



## PAVEMENT PAINT SPECIFICATION

ALL PARKING STALLS SHALL BE DEMARKED USING STRIPES FOUR (4) INCHES WIDE. STRIPES SHALL HAVE TWO (2) COATS OF PAINT, ALKO BASE SYNTHETIC RESIN, FED. SPEC. 117-115 TYPE I.

LANE STRIPE PAINT SHALL BE BENHARM MOORE 1050 SAFETY & ZONE MARKING ALKO 1050-01 WHITE.

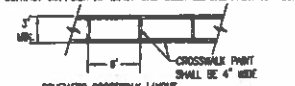
PARKING STRIPE PAINT SHALL BE BENHARM MOORE 1050 SAFETY & ZONE MARKING ALKO 1050-01 WHITE.

CROSSWALK PAINT SHALL BE BENHARM MOORE 1050 SAFETY & ZONE MARKING ALKO 1050-01 WHITE.

TRAFFIC LANE PAINT SHALL BE BENHARM MOORE 1050 SAFETY & ZONE MARKING ALKO 1050-01 WHITE.

LOCAL SUPPLIER: REPUBLIC PAINT, 5501 S. CONGRESS, AUSTIN, TX (512) 444-0880.

NOTE: TO ENSURE AVAILABILITY OF PAINT CONTRACTOR SHALL CONTACT SUPPLIER AT LEAST ONE WEEK BEFORE PAINT IS NEEDED.



## UTILITY NOTES

1. LOCATE ALL PROPOSED ELECTRIC, GAS, AND PHONE LINES OUTSIDE THE CRITICAL ROOT ZONE OF TREES (AS DEFINED BY CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL) WHENEVER POSSIBLE.

2. ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT OWNER'S EXPENSE UNLESS OTHERWISE INDICATED.

NOTE: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, PUBLISHED FROM GSA, 511 C. ST. STREET, AUSTIN, TEXAS.

## BENCHMARK

TRIANGULAR CUP ON MOUNT BOX AT SOUTHWEST CORNER OF PROPERTY ELEVATION = 948.54' (SEE SHEET 8 FOR LOCATION)

ATTENTION: THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (800-253-1733) AT (800) 344-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

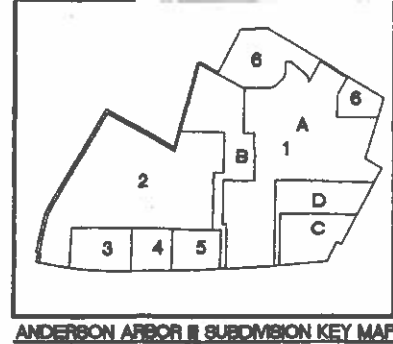
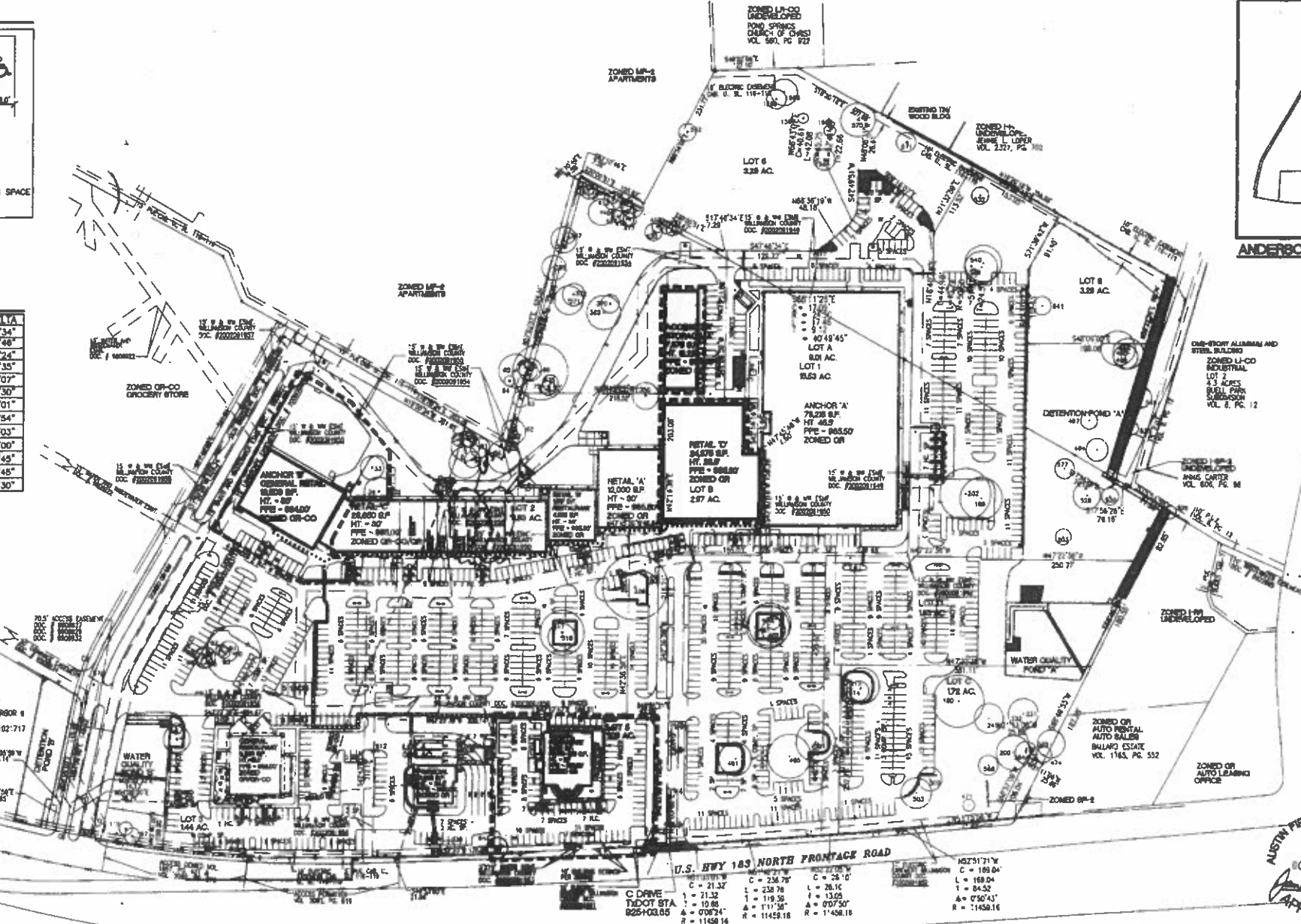
NOTE: REFER TO NOTE SHEET FOR ALL REQUIRED NOTES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

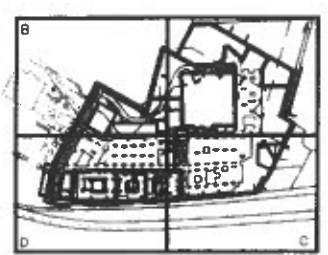
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Consort, Inc. Copyright © 2002.

NO PART OF THIS SITE PLAN MAY BE REPRODUCED OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS, OR STORED IN A DATA BASE OR RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF CONSORT, INC.



- LEGEND**
- TC TOP OF CURB
  - BC BOTTOM OF CURB
  - HP HIGH POINT
  - GRD GROUND
  - FL FLOW LINE
  - TD TOP OF DRIVE
  - TO TOP OF WALK
  - EP EDGE OF PAVEMENT
  - MH MANHOLE
  - CD CLOSURE
  - REF. DET. DETAIL
  - REF. ARCH. ARCHITECTURAL PLANS
  - TY. TYPICAL
  - CONC. CONCRETE
  - EXST. EXISTING
  - PROPOSED PROPOSED
  - SURVEY DATA SURVEY DATA
  - RECORD DATA RECORD DATA
  - BENCHMARK BENCHMARK
  - TEMPORARY BENCHMARK TEMPORARY BENCHMARK
  - SLAB MONUMENT SLAB MONUMENT
  - IRON ROD FOUND IRON ROD FOUND
  - BROWN ROD SET BROWN ROD SET
  - COTTON OIL SET COTTON OIL SET
  - PROPERTY LINE PROPERTY LINE
  - LIMITS OF CONSTRUCTION LIMITS OF CONSTRUCTION
  - EXISTING SPOT ELEVATION EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION PROPOSED SPOT ELEVATION
  - EXISTING CONTOUR EXISTING CONTOUR
  - PROPOSED CONTOUR PROPOSED CONTOUR
  - WORTHY STACK ROCK WALL WORTHY STACK ROCK WALL
  - REINFORCING WALL REINFORCING WALL
  - MISC. CONCRETE PAVING MISC. CONCRETE PAVING
  - "X" HT. WOOD FENCE "X" HT. WOOD FENCE
  - WATER LINE WATER LINE
  - WASTE WATER LINE WASTE WATER LINE
  - STORM SEWER LINE STORM SEWER LINE
  - OVERHEAD UTILITIES OVERHEAD UTILITIES
  - UNDERGROUND UTILITIES UNDERGROUND UTILITIES
  - GAS LINE GAS LINE
  - EXISTING TREE TO REMAIN EXISTING TREE TO REMAIN
  - SALT FENCE SALT FENCE
  - TRAILER DOME TRAILER DOME
  - TREE PROTECTION FENCE TREE PROTECTION FENCE
  - EXIST. SIGN EXIST. SIGN
  - EXIST. LIGHT POLE EXIST. LIGHT POLE
  - DOWNPOUTS DOWNPOUTS
  - HAND RAILS HAND RAILS
  - TRAMPING GUARD RAIL TRAMPING GUARD RAIL
  - FIRE LANE DESIGNATION FIRE LANE DESIGNATION
  - FIRE HYDRANT FIRE HYDRANT
  - ACCESSIBLE ROUTE ACCESSIBLE ROUTE



## SITE DATA

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOTS 1-6	ANDERSON ARBOR I*
ZONING	GR	GR-CO/GR	GR-CO/GR	GR	GR	GR	GR-CO/GR AND GR	GR-CO
LOT SIZE	876,483 S.F./10.53 AC.	584,828 S.F./8.43 AC.	82,841 S.F./1.44 AC.	41,701 S.F./0.96 AC.	47,524 S.F./1.09 AC.	143,418 S.F./3.29 AC.	1,358,807 S.F./31.14 AC.	188,342 S.F./4.30 AC.
TOTAL AREA WITHIN L.O.C.	37,725.00 S.F.	48,184.14 S.F.	0 S.F.	0 S.F.	47,524.00 S.F.	0 S.F.	134,413.14 S.F.	12,811.00 S.F.
	0.87 ac.	1.13 ac.	0 ac.	0 ac.	1.08 ac.	0 ac.	3.08 ac.	0.29 ac.
TOTAL F.A.R.	0.18 : 1	0.18 : 1	0.18 : 1	0.08 : 1	0.18 : 1	N.A.	0.08 : 1 to 0.18 : 1	N.A.
BUILDING SQUARE FOOTAGE	110,465 S.F.	58,150 S.F.	9,288 S.F.	3,322 S.F.	7,476 S.F.	N.A.	188,631 S.F.	N.A.
BUILDING COVERAGE	16.33 %	10.11 %	14.80 %	7.87 %	15.74 %	N.A.	15.57 %	N.A.
PROPOSED USE	INDOOR ENTERTAINMENT *** STORAGE	***	RESTAURANT	FINANCIAL	RESTAURANT	DETENTION POND	VARIES	DETENTION POND
STORIES	1	1	1	1	1	N.A.	1	N.A.
HEIGHT	45.5'	30.00'	19'00"	24.50'	23.00'	N.A.	45.5' MAX.	N.A.
FINISH FLOOR	985.50'	985.50' - 984.00'	985.00'	982.00'	983.50'	N.A.	VARIES	N.A.
FOUNDATION TYPE	PIER	SLAB	SLAB	SLAB	SLAB	N.A.	SLAB	N.A.
TOTAL IMPERVIOUS COVER (BUILDINGS AND PARKING)	9.325 ACRES	5.98 ACRES	1.128 ACRES	0.81 ACRES	0.80 ACRES	0.18 ACRES	18.084 ACRES ***	N.A.
	60.01 %	87.82 %	78.83 %	83.29 %	82.11 %	0.00 %	64.34 % ***	N.A.

NOTE: \* DETENTION POND 18' IS CONSTRUCTED ON LOT 7 OF THE ANDERSON ARBOR I SUBDIVISION.

\*\* 187 AC OF DEVELOPMENT RIGHTS FROM LOT 6 WERE TRANSFERRED TO LOTS 1-7, ANDERSON ARBOR I (SEE DOC. # 200002288)

## SITE PLAN RELEASE

FILE NUMBER: SP-06-0492C EXPIRATION DATE: 10-24-2010

CASE MANAGER: NIKKI HOMER APPLICATION DATE: 08/25/09

REVIEWED FOR GENERAL COMPLIANCE ON: 10-24-2010

APPROVED BY PLANNING COMMISSION ON: 10-24-2010

APPROVED BY CITY COUNCIL ON: 10-24-2010

RE: Chapter 252 of Austin City Code.

Revised: Technical Protection and Development Review Department

GENERAL COMPLIANCE: 10-24-2010 Revising: 08-20-09

Rev. 1: 08-20-09

Rev. 2: 08-20-09

Rev. 3: 08-20-09

Rev. 4: 08-20-09

Rev. 5: 08-20-09

Rev. 6: 08-20-09

Rev. 7: 08-20-09

Rev. 8: 08-20-09

Rev. 9: 08-20-09

Rev. 10: 08-20-09

Rev. 11: 08-20-09

Rev. 12: 08-20-09

Rev. 13: 08-20-09

Rev. 14: 08-20-09

Rev. 15: 08-20-09

Rev. 16: 08-20-09

Rev. 17: 08-20-09

Rev. 18: 08-20-09

Rev. 19: 08-20-09

Rev. 20: 08-20-09

Rev. 21: 08-20-09

Rev. 22: 08-20-09

Rev. 23: 08-20-09

Rev. 24: 08-20-09

Rev. 25: 08-20-09

Rev. 26: 08-20-09

Rev. 27: 08-20-09

Rev. 28: 08-20-09

Rev. 29: 08-20-09

Rev. 30: 08-20-09

Rev. 31: 08-20-09

Rev. 32: 08-20-09

Rev. 33: 08-20-09

Rev. 34: 08-20-09

Rev. 35: 08-20-09

Rev. 36: 08-20-09

Rev. 37: 08-20-09

Rev. 38: 08-20-09

Rev. 39: 08-20-09

Rev. 40: 08-20-09

Rev. 41: 08-20-09

Rev. 42: 08-20-09

Rev. 43: 08-20-09

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Rev. 81: 08-20-09

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Rev. 86: 08-20-09

Rev. 87: 08-20-09

Rev. 88: 08-20-09

Rev. 89: 08-20-09

Rev. 90: 08-20-09

Rev. 91: 08-20-09

Rev. 92: 08-20-09

Rev. 93: 08-20-09

Rev. 94: 08-20-09

Rev. 95: 08-20-09

Rev. 96: 08-20-09

Rev. 97: 08-20-09

Rev. 98: 08-20-09

Rev. 99: 08-20-09

Rev. 100: 08-20-09

City of Austin  
Originals

# ANDERSON ARBOR PHASE III

## REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE(R)/ ADD(A) SHEET #'S	TOTAL SHEETS IN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/ DATE
1C	Change of use 1200 sq. suite 280 to personal service	(2) 1, 4, 6	49				m d m e 2/21/08
2C	Change of use 3900 sq. ft. space suite 280 + 285 to Personal Service	1, 4, 6					m d m e 2/2/08
3C	UPDATE PROPERTY OWNERSHIP LIST ON COVER SHEET	(R) 1	49	0			<i>[Signature]</i> 4.20.10

SCMR ANDERSON ARBOR PH. III GENERAL PARTNERS  
SPIRIT SPE PORTFOLIO 2005-4, L.P.  
H&S HORIZON, LLC  
DENALI PROPERTIES, LLP  
REGIONS BANK  
JO-MARQ ENTERPRISES, LLC



**OWNERS:**

~~SPRIT SPE PORTFOLIO 2005-4, L.P.~~**DEVELOPER:**

**STONECREST INVESTMENTS**  
**595 ROUND ROCK WEST DRIVE, STE. 701**  
**ROUND ROCK, TEXAS 78681**  
**(512) 681-1000**

Submittal Date: August 25, 2006

## Site Planning, Engineering, & Landscape Architecture

WATERSHED: Lake Creek  
CLASS: Suburban  
RELATED CASES:

RESTRICTIVE COVENANTS: C14-97-0148  
C14-99-0038

ZONING: C14-88-024  
C14-92-009  
C14-97-0148 (RCA)  
C14-99-0036  
C14-01-0111

SUBDIVISION: C8-00-2140.0A  
C8-02-0094.0A

**SITE PLAN:** SP-98-0075C  
SP-02-0190C



Consort, Inc.  
315 Bowie / Austin, TX 78703 / (512) 469-0500

**LEGAL DESCRIPTION:**

Lots 1-8, Block A, Anderson Arbor III  
Subdivision, Williamson County Doc. #  
2002091948.

Main Event Subdivision  
(A Resubdivision of Lot 1, Block A  
Anderson Arbor III) Williamson County Doc.  
# 2008068501

**Inspection Notice:**  
Please contact Austin Water Utility, Customer Service Division at **512-478-0000** for arrangements for payment of inspection fees and job assignment for inspection of the public utilities related to this site. Inspection fees must be paid before any pre-construction meeting can be held.

AUSTIN WATER UTILITY  
EXPIRATION DATE  
OCT 3 3 2007

**SITE LOCATION**

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THIS RESPONSIBILITY.

REVIEWED BY THE AUSTIN WATER UTILITY  
APPLIES ONLY TO FACILITIES WITHIN PUBLIC  
STREETS OR PUBLIC UTILITY EASEMENTS. ALL  
OTHER WATER AND WASTEWATER FACILITIES  
INSIDE PRIVATE PROPERTY ARE UNDER THE  
JURISDICTION OF BUILDING INSPECTION.

**TEXAS WATER CODE 13.502  
SUBMETERING IS REQUIRED  
ON THIS PROJECT.**

**Copy of  
City of Austin  
Originals**

SHT. 1  
OF 49  
P-06-0492C

## SHEET INDEX

1. COVER SHEET
2. NOTE SHEET 'A'
3. NOTE SHEET 'B'
4. OVERALL SITE PLAN
5. SITE PLAN 'A'
6. SITE PLAN 'B'
7. SITE PLAN 'C'
8. SITE PLAN 'D'
9. DEMOLITION PLAN
10. OVERALL UTILITY PLAN
11. UTILITY PLAN 'A'
12. UTILITY PLAN 'B'
13. UTILITY PLAN 'C'
14. UTILITY PLAN 'D'
15. WASTEWATER PROFILES
16. WATER PROFILES
17. OVERALL DIMENSION CONTROL PLAN
18. DIMENSION CONTROL PLAN 'A'
19. DIMENSION CONTROL PLAN 'B'
20. DIMENSION CONTROL PLAN 'C'
21. DIMENSION CONTROL PLAN 'D'
22. GRADING PLAN 'A'
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24. GRADING PLAN 'C'
25. GRADING PLAN 'D'
26. EROSION / SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
27. EROSION / SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
28. EROSION / SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
29. EROSION / SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
30. TREE LIST
31. EXISTING DRAINAGE PLAN
32. PROPOSED DRAINAGE PLAN
33. WATER QUALITY AND DETENTION POND PLAN 'A'
34. WATER QUALITY AND DETENTION POND PLAN 'B'
35. WATER QUALITY AND DETENTION POND DETAILS
36. LANDSCAPE PLAN AREA 'A'
37. LANDSCAPE PLAN AREA 'B'
38. LANDSCAPE PLAN AREA 'C'
39. LANDSCAPE PLAN AREA 'D'
40. LANDSCAPE PLANT LIST, NOTES, AND CALCULATIONS
41. DETAIL SHEET
42. DETAIL SHEET
43. DETAIL SHEET
44. DETAIL SHEET
45. DETAIL SHEET
46. DETAIL SHEET
47. COMPATIBILITY PLAN
48. TRAFFIC CONTROL PLAN
49. PHASING PLAN

Approved 1 year extension from Oct 26, 2009 to Oct 26, 2010 

SITE PLAN RELEASE 0001-49

FILE NUMBER: SP-06-0482C EXPIRATION DATE: 10/20/09  
CASE MANAGER: MIAMI HOSKINS APPLICATION DATE: 06/26/08  
REVIEWED FOR GENERAL COMPLIANCE ON: 10/26/08  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section 112 of Chapter 25 of Austin City Code.

Director, Watershed Protection and Development Review Department  
RELEASED FOR:  
GENERAL COMPLIANCE: 10/26/06 Zoning: GR-CD/GA  
Rev. 1 Correction 1 3/11/06  
Rev. 2 Correction 2 3/11/06  
Rev. 3 Correction 3 4/26/06

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

**NOTE:**

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C-0325D, DATED JANUARY 8, 1997, FOR WILLIAMSON COUNTY, TEXAS.

THIS PROJECT IS LOCATED IN THE LAKE CREEK WATERSHED WHICH IS CLASSIFIED UNDER THE COMPREHENSIVE WATERSHED ORDINANCE AS A SUBURBAN WATERSHED.

THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

THIS PLAN WAS REVIEWED UNDER CURRENT WATERSHED RULES AND REGULATIONS IN EFFECT ON AUGUST 24, 2006.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE  
UNIFIED DEVELOPMENT AGREEMENT RESTRICTIVE COVENANT RECORDED IN  
DOCUMENT NUMBER 2002098071 OF THE OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS.

FILE: J:\WORK\1385-Q01\DWG\01-CV.DWG - PLOTTED ON: 10/11/06 11:15AM - BY: TTRONBRIDGE